143.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,500 / 718,500
					USE VALUE:	718,500 / 718,500
					ASSESSED:	718,500 / 718,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOHUE KILEY A/ TRUSTEE
Owner 2:	MARILYN C KILEY IRREVOCABLE TR
Owner 3:	
Street 1:	1395 MASS AVE APT 210
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KILEY MARILYN C TRUSTEE -
Owner 2:	MARILYN C KILEY TRUST -
Street 1:	113 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,061 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1356 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5061.000	257,700	3,300	457,500	718,500
Total Card	0.116	257,700	3,300	457,500	718,500
Total Parcel	0.116	257,700	3,300	457,500	718,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.87 | /Parcel: 529.8

Legal Description

User Acct 93339

GIS Ref

GIS Ref

Insp Date 05/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,700	3300	5,061.	457,500	718,500	718,500	Year End Roll	12/18/2019
2019	101	FV	206,000	3300	5,061.	428,900	638,200	638,200	Year End Roll	1/3/2019
2018	101	FV	213,200	3300	5,061.	354,500	571,000	571,000	Year End Roll	12/20/2017
2017	101	FV	213,200	3300	5,061.	325,900	542,400	542,400	Year End Roll	1/3/2017
2016	101	FV	213,200	3300	5,061.	297,400	513,900	513,900	Year End	1/4/2016
2015	101	FV	200,600	3300	5,061.	291,600	495,500	495,500	Year End Roll	12/11/2014
2014	101	FV	200,600	3300	5,061.	271,000	474,900	474,900	Year End Roll	12/16/2013
2013	101	FV	200,600	3300	5,061.	257,900	461,800	461,800		12/13/2012

!11162!

PRINT

Date	Time
12/11/20	01:21:51

LAST REV

Date	Time
11/08/19	07:57:37
mmcmakin	
11162	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILEY MARILYN C	73180-430	1	8/27/2019	Convenience	99	No	No		
KILEY MARILYN C	55596-93		10/15/2010	Convenience	1	No	No		
KILEY EDWARD J	30622-92		9/2/1999	Family	99	No	No		
	10373-163		10/3/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2002	748	Re-Roof	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2019	Mail Update	MM	Mary M
5/18/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
5/8/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	197	PATRIOT
5/18/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93339
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5061		Sq. Ft.	Site		0	80.	1.13	9									457,466						457,500	

Total AC/HA:	0.11618	Total SF/SM:	5061	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	457,466	Spl Credit		Total:	457,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	166.384
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316556
Depreciation:	58879
Depreciated Total:	257677

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

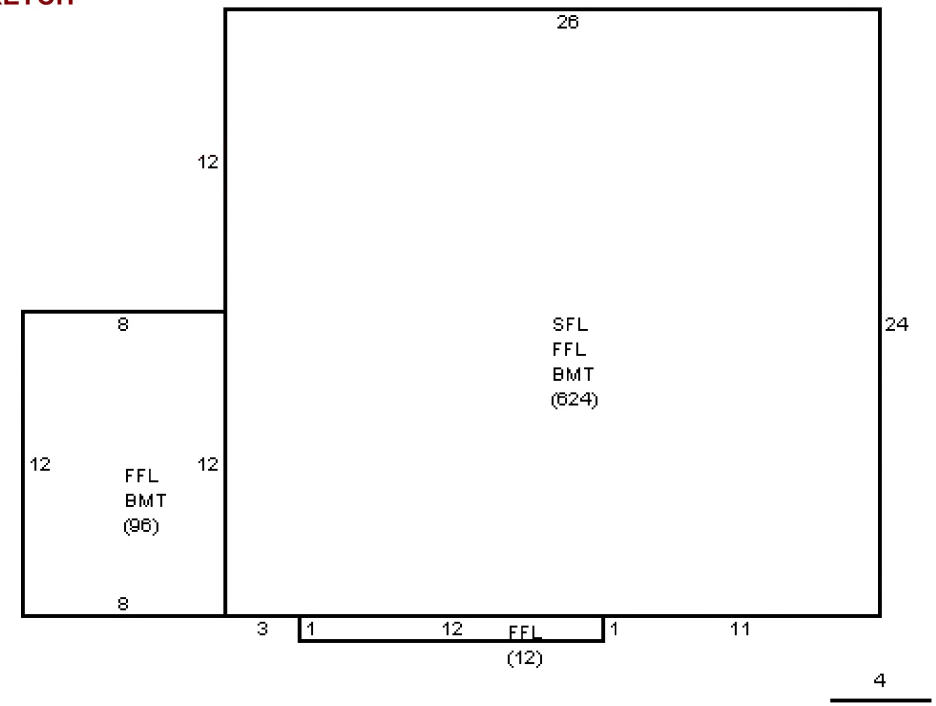
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.38
Special Features:	0	Val/Su Net:	124.13
Final Total:	257700	Val/Su SzAd	190.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	732	166.380	121,793
BMT	Basement	720	49.920	35,939
SFL	Second Floor	624	166.380	103,824

Net Sketched Area:	2,076	Total:	261,556
Size Ad	1356	Gross Are	2076	FinArea	1356
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc